

PUBLIC HEARING AGENDA



Planning & Zoning Commission

T U E S D A Y
August 9, 2005

Revised

According to the Arizona Open Meeting Law, the Planning Commission may only discuss matters listed on the Planning & Zoning Commission agenda. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

TRANSPORTATION OVERLAY DISTRICT WORK STUDY SESSION 5:00 p.m. – Development Services Main Conference Room (Garden Level – East Side), 31 E. 5th Street. Four members of the Planning & Zoning Commission and three members of the Redevelopment Review Commission will be meeting with staff to review the proposed Zoning Code Amendment for a Transportation Overlay District. No action will be taken at this meeting; this is a working group meeting.

PRE-SESSION – begins at 6:30 p.m. – City Council Chambers 31 E. 5th Street. The Planning & Zoning Commission reserves this time to discuss informally any item(s) appearing on the Public Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.

- Review of proposed Agenda

PLANNING AND ZONING COMMISSION HEARING 7:00 p.m. – City Council Chambers 31 E. 5th St.

- 1. CONSIDERATION OF MEETING MINUTES: June 28, 2005, July 12, 2005, and July 26, 2005**
- 2. PLANNED DEVELOPMENT (0406) Hold a public hearing for TEMPE PARKVIEW TOWNHOMES (CC050048)** (Equity Development & Management Inc., Mike Calkins & Jeff Han, property owners) for a zoning map amendment, a Planned Area Development Overlay and a Subdivision Plat for nineteen (19) townhomes, located at 1937 East Don Carlos Avenue, including the following:

Ordinance No. 2005.56 #ZON-2005.12 for a zoning map amendment from R-4, Multi-Family Residential to R4-PAD Overlay, on 1.06 net acres.

#SPD-2005.69 for a Planned Area Development Overlay consisting of nineteen (19) townhomes with a total building area of 27,028 s.f., including garages

#SBD-2005.70 for a Final Subdivision Plat consisting of nineteen (19) lots and one (1) tract on 1.06 net acres.
- 3. PLANNED DEVELOPMENT (0406) Request by BASELINE-HIGHLINE (CC050051)** (Building Arizona 1 LLC., property owner) **#SBD-2005.71** for a Preliminary and Final Subdivision Plat for one (1) lot on 2.96 net acres located at 2243 West Baseline Road.
- 4. PLANNED DEVELOPMENT (0406) Hold a public hearing for A PLUS BEAUTY SCHOOL (CC050046)** (Martin Bloom Investment, property owner /Do Tu Nguyen, business owner) **#SIP-2005.67** for a use permit to allow a beauty/vocational school consisting of 1,486 s.f. in the PCC-1, Planned Commercial Center Neighborhood District, located at 1301 East University Drive, Suite 118 and 119.

- 5. ZONING AND DEVELOPMENT CODE (0414)** Hold a public hearing for the **TEMPE TRANSPORTATION OVERLAY DISTRICT (CC050026)** (City of Tempe, applicant) **Ordinance No. 2005.24 #ZON-2005.08** to amend the Zoning and Development Code (text and map amendment), Part 5, to include the Transportation Overlay District. The proposed Transportation Overlay District will change development standards for residential density, building height, lot setbacks, design standards, and allowable uses within the defined boundary. Approximately 685 parcels of private or public owned property are located within the corridor and nine (9) station areas. The area within the overlay district is approximately 653 acres of land. Single-family zoned properties are excluded from the overlay district. **NOTE: THIS ITEM WAS CONTINUED FROM HEARINGS ON 5/24, 6/14, 6/28, AND 7/26/2005.**

6. STAFF ANNOUNCEMENTS

7. COMMISSION ANNOUNCEMENTS

POST-SESSION – begins after regular meeting – City Council Chambers 31 E. 5th Street.

If necessary, continue pre-session discussion.